

Homestead Property Owner's Association
Annual Meeting
14 March 2024

Board Members Present: Kristi Bacon (President); Don Dawkins (Vice President); Nancy Stark (Treasurer); Dale Srnka (Pool Manager); Dave Morton (Secretary).

1. Call to Order, Welcome and Introduction of Board Members
 - Meeting called to order at 7:00 p.m.
 - The chairman introduced Brett Dotter from Neighborhood Services who passed out an information sheet on their services. He also explained the purpose and how to use Town Square, a portal for HPOA and other Associations.
 - Motion made to approve the minutes of the February Meeting by Don Dawkins. Second by Dale Srnka. Motion passed.
 - Motion made to approve the Financial Report by Kristi Bacon. Second by Don Dawkins. Motion passed.
2. Presentation and Discussion of the 2024 Budget.
 - The president reviewed the budget for 2024 and explained the various expenses with special emphasis on the projects considered in the 2024 Budget.
 - Considered alternative methods to control the algae bloom, but right now it is too expensive to experiment with other possibilities that may or may not work.
 - She also discussed the new Landscaping service and the combining of all the services.
 - Pool expenses this year included new lounge chairs and necessary maintenance and repairs for the pool mechanical components.
 - The president answered several questions concerning speeding in the neighborhood, street parking, becoming a gated community, repair of street lamps. She also passed out QR codes for the city of Edmond to report code violations and other city ordinance violations. Dues cannot be raised for rental properties. The due dates for dues cannot be changed without going through a covenants rewrite which is quite expense and requires a 75% approval of all the homeowners in the neighborhood.
 - Erosion control at the west pond.
 - The board is going to line the North part of the dam with Rip-rap rock to try to fix the erosion problem. We also may have to plant water plants along the same area to try to hold the soil better on the dam. Want to try to avoid the possibility of a dam failure in the future.
 - The shoreline along Homestead Blvd will also have to be fixed, but it of lower priority for now.
 - Brick wall repairs. There was an accident that resulted in repairs to the wall. The brick is no longer available. But we tried to match it as close of possible. We also have some concrete decaying and needs to be fixed. We've also had the brick wall power washed to remove any mold.
 - Security cameras at entrances, parking lot and pool. The board checked with legal counsel concerning the use of security cameras at the entrances to the neighborhood. The legal liability for the association to put the cameras in place and monitor them is cost prohibitive.
 - Playground equipment upgrades and additions

3. New Business including Question and Comment Period
 - Events Committee. The events committee is planning an Easter Egg hunt. If you are interested in volunteering for the committee please let the President know.
 - We can also use one more person for the welcoming committee.
 - Spring garage sale. The chairman asked the attendees for a preferred date for the garage sale. The 26th & 27th of April was selected for the spring garage sale.
 - Cleanup day for the pool area is May 18th.
4. Nomination for HPOA Board members and officers
 - No nominations were received for consideration.
5. Adjournment.
 - Meeting adjourned at 8:00 p.m.